

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Toulouse Road South Morang VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

South Morang

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 Eden Court South Morang VIC 3752	\$790,000	19-Oct-19
7 Gilguy Place South Morang VIC 3752	\$793,000	18-Nov-19
16 Vanderbilt Avenue South Morang VIC 3752	\$780,000	10-Oct-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 February 2020



5 Eden Court South Morang VIC 3752

 4  2  2

Sold Price

\$790,000

Sold Date

19-Oct-19

Distance

0.39km



7 Gilguy Place South Morang VIC 3752

 4  2  2

Sold Price

\$793,000

Sold Date

18-Nov-19

Distance

0.54km



16 Vanderbilt Avenue South Morang VIC 3752

 4  2  2

Sold Price

\$780,000

Sold Date

10-Oct-19

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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